

# WATTS

REALTY COMPANY

## FOR LEASE

### 2016 10TH AVE. SOUTH DOWNTOWN BIRMINGHAM

This Two-Story Property Is located in the heart of the Five Points South Area of Birmingham's Southside. Five Points South is a retail/entertainment/office district in Birmingham and has become a main attraction in the Birmingham area. With excellent interstate and highway access, this property is still closet to the downtown CBD and easily accessible to the Birmingham afterhours and nightlife areas. Both floors have ground level access to surface parking lot with ample free parking available on-site. This property is located next door to Region's Bank Southside branch and across the street from the nationally known Southern Research Institute.



<i>Property Type</i>	Office, mixed use
<i>Available Space</i>	Suite 101 - 895 sq. ft.
<i>Property Highlights</i>	<ul style="list-style-type: none"> <li>• Excellent location</li> <li>• Lowest Full Service office rates in area</li> <li>• Proximity to UAB &amp; CBD</li> <li>• Small offices at lower rates</li> </ul>
<i>Class of Space</i>	C
<i>Year Built</i>	1969; Renovated 1986, 1998
<i>Service Type</i>	Modified Gross
<i>Lease Price</i>	<b>\$18.03/SF/Yr</b>

